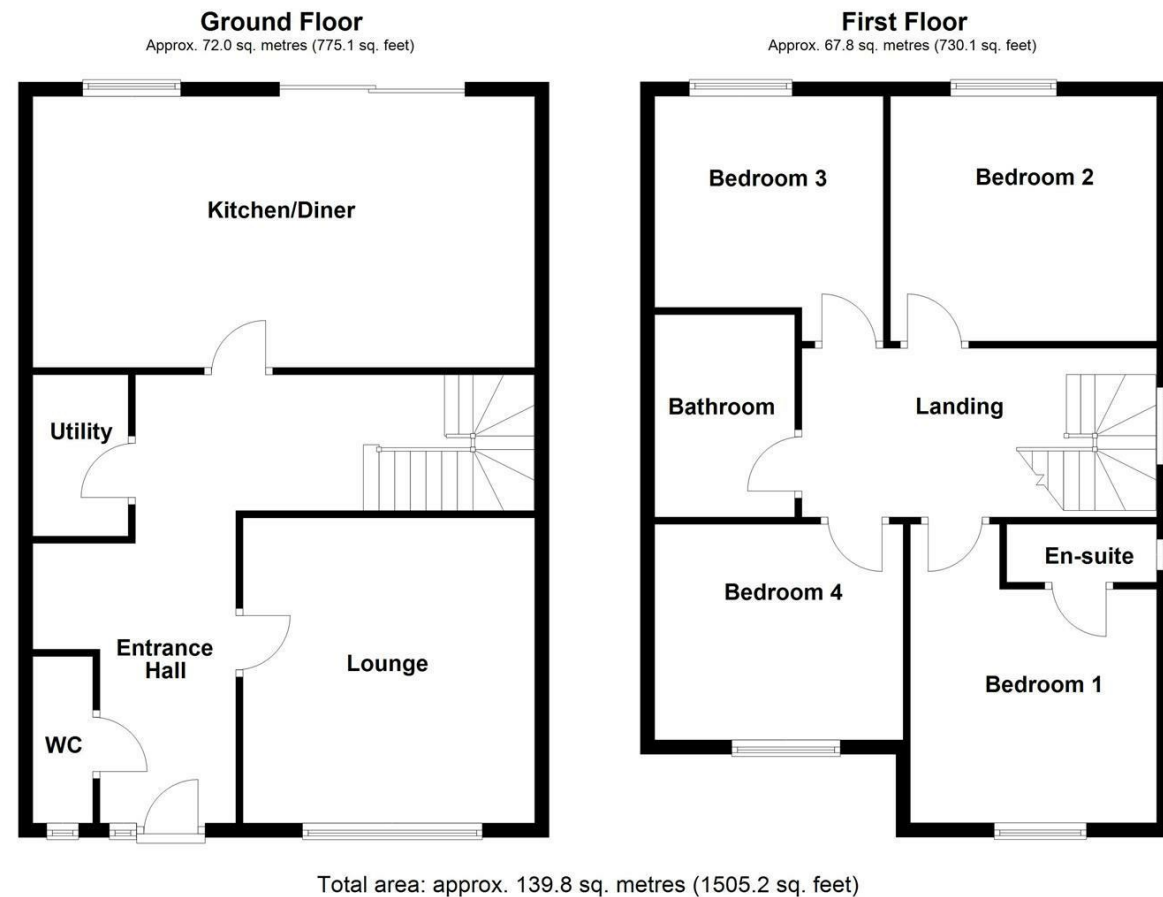


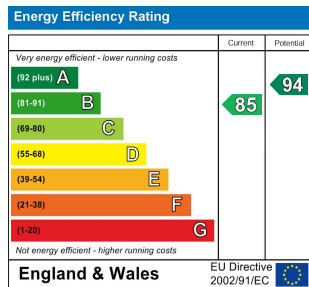


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

**MORTGAGES**  
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

Wakefield office 01924 291294,  
Pontefract & Castleford office 01977 798844  
Ossett & Horbury offices 01924 266555  
and Normanton office 01924 899870.  
Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage



**FREE MARKET APPRAISAL**  
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

**PROPERTY ALERTS**  
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

**CONVEYANCING**  
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



|                                   |                                                     |                                 |
|-----------------------------------|-----------------------------------------------------|---------------------------------|
| <b>WAKEFIELD</b><br>01924 291 294 | <b>OSSETT</b><br>01924 266 555                      | <b>HORBURY</b><br>01924 260 022 |
| <b>NORMANTON</b><br>01924 899 870 | <b>PONTEFRACT &amp; CASTLEFORD</b><br>01977 798 844 |                                 |



## 2 Crown Gardens, Wakefield, WF2 0GW

### For Sale Freehold £375,000

A superbly presented four double bedroom semi detached home, situated on a private development off Batley Road in Wakefield, offering spacious and contemporary accommodation ideal for modern family living.

The property boasts two reception areas, a beautifully designed kitchen diner with bi folding doors to the rear, and well proportioned bedrooms throughout. The ground floor briefly comprises an entrance hall with tiled flooring, a stylish lounge featuring a media wall, a downstairs WC, a utility room and an impressive open plan kitchen diner fitted with a range of integrated appliances, with bi folding doors opening onto the rear patio. To the first floor, a spacious landing leads to four double bedrooms, with the principal bedroom benefitting from an en suite shower room, along with a modern three piece house bathroom serving the remaining bedrooms. The heating throughout the first floor is heat pump underfloor heating. Externally, the property offers a block paved driveway providing off road parking for three vehicles and electric vehicle charging point. To the rear, there is an enclosed garden incorporating a flagged patio area and a lawned section, ideal for outdoor dining and entertaining.

The property benefits from UPVC double glazing and gas central heating throughout and is presented in ready to move into condition. It is well placed for a range of local amenities including shops and schools, with excellent transport links and convenient access to Wakefield city centre and the motorway network.

Offered for sale with no onward chain, this is an ideal home for families and commuters alike. An early viewing is highly recommended to fully appreciate the accommodation on offer.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door leading into the entrance hall with tiled flooring, understairs storage, staircase to the first floor and openings through to the living room, W.C., utility and kitchen diner.

DOWNSTAIRS W.C.

7'10" x 2'9" [2.40m x 0.84m]

Fitted with tiled flooring, low flush W.C., wash basin with mixer tap and frosted UPVC double glazed window to the front.

UTILITY ROOM

7'5" x 4'4" [2.27m x 1.34m]

Fitted with a range of wall and base units, laminate work surface, space and plumbing for washing machine and dryer, with tiled flooring.

LIVING ROOM

14'0" x 13'5" [4.29m x 4.10m]

UPVC double glazed window to the front elevation, carpeted flooring and media wall with an integrated electric fire.



KITCHEN/DINER

12'5" x 23'1" [3.81m x 7.06m]

Fitted with a modern shaker style range of wall and base units with quartz work surfaces, central island, ceramic sink with mixer tap and drainer, integrated dishwasher, oven, combi oven, induction hob with extractor, integrated fridge freezer, tiled flooring, UPVC double glazed window to the rear and bi-folding doors leading to the garden.



FIRST FLOOR LANDING

Carpeted flooring, loft access and UPVC double glazed window to the side elevation.

BEDROOM ONE

6'6" x 11'4" [2.00m x 3.46m]

Double bedroom with UPVC double glazed window to the front, central heating radiator, carpeted flooring and access to the en suite.



EN SUITE SHOWER ROOM/W.C.

2'7" x 6'11" [0.81m x 2.11m]

Fitted with tiled flooring, low flush W.C., wash basin, shower cubicle with mixer shower and frosted UPVC double glazed window to the side.



BEDROOM TWO

11'3" x 12'3" [3.44m x 3.74m]

Double bedroom with UPVC double glazed window to the rear, central heating radiator and carpeted flooring.



BEDROOM THREE

9'8" x 10'6" [2.97m x 3.21m]

Double bedroom with UPVC double glazed window to the rear, central heating radiator and carpeted flooring.



BEDROOM FOUR

9'11" x 11'5" [3.03m x 3.49m]

Double bedroom with UPVC double glazed window to the front, central heating radiator and fitted furniture. Currently used as a dressing room.



HOUSE BATHROOM/W.C.

6'5" x 9'3" [1.97m x 2.84m]

Fitted with tiled flooring, panel bath with shower attachment, wash basin with mixer tap and low flush W.

OUTSIDE

To the front, a block paved driveway providing off road parking with paved pathway to the entrance and side access with an electric charging point. To the rear is an attractive lawned garden with flagged patio area, enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is D.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.